

AN ORDINANCE REMOVING WAREHOUSE USES AS A PERMITTED PRINCIPAL USE IN THE M-1, M-1A, M-1B, M-1C, AND M-2 ZONES AND AMENDING SECTION 126-2 TO CLARIFY THE DEFINITION OF WAREHOUSE USES

WHEREAS, the New Jersey State Planning Commission has released a publication entitled, Warehouse Siting Guidance (WSG) in Draft form which addresses the observation that, "... industrial-scale warehousing for goods storage and distribution to business and retail customers has undergone rapid change ..."; and,

WHEREAS, the WSG notes that, "The continuing evolution of logistics industries will have profound implications on the nexus between land use and the intermodal transportation network for years to come."; and,

WHEREAS, the WSG identifies the different forms of warehousing that is emerging in this fast-growing industry; and

WHEREAS, the WSG states, "At a minimum, communities should conduct a A Master Plan reexamination and update their zoning ordinances, relevant redevelopment plans and land development policies that comply with UCC building codes."; and

WHEREAS, the WSG also suggests that zoning should evolve to keep up with the changing variety of warehouse uses: and,

WHEREAS, the WSG states that, "...it has never been more important that municipalities update and refine their planning and zoning regulations to differentiate among warehouse use types so it can handle the resultant impacts..."; and,

WHEREAS, the WSG recommends that existing zoning should consider an appropriate mix of spaces...that may create better-paying jobs than warehousing spaces."; and

WHEREAS, the areas that currently permit warehouses are often in proximity to non-industrial and residential areas; and

WHEREAS, the WSC notes potential environmental impacts including diesel truck emissions which could produce fumes and traffic impacts that could affect traffic movement along the corridors. These are potential impacts which could affect the general welfare of the Township; and

WHEREAS, a preponderance of warehouses would alter the streetscape of the township; and

WHEREAS, the evolving logistics industries will require careful monitoring in order to keep abreast with the impacts; and

WHEREAS, Bridgewater intends to assure the health, safety and welfare of its residential and commercial community and will apply scrutiny to all warehouse siting within the Township,

in a manner consistent with the WSG and consistent with the Land Development Ordinance and intent of the Master Plan;

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Bridgewater, County of Somerset, State of New Jersey, that the Township Code shall be amended as follows:

Section I.

” Warehouse” uses as defined in Section 126-2 of the Township Code are hereby prohibited as a *Principal Use* from the following zones:

M-1
M-1A
M-1B
M-1C
M-2

Section II

“Warehouse” uses as defined in Section 126-2 of the Township Code are hereby permitted as an Accessory Use in the following zones:

M-1
M-1A
M-1B
M-1C
M-2

Section III.

Section 126-2 of the Township Code is hereby amended to include the following definitions:

MANUFACTURE. Establishment engaged in the mechanical or chemical transformation of materials or substances into new products, including assembly of component parts, creation of products and blending of materials such as oils, plastics, resins. Manufacturing does not include the activity of unpacking and re-packaging pre-assembled stock (See Warehouse).

WAREHOUSE, break-bulk facility. Distribution center that receives products in large quantities and does not require individual packaging. Distribution is typically transferred by pallet. Shipment is to retail, business and to fulfillment centers.

WAREHOUSE, fulfillment center. Distribution center that picks and packs items for individual destination delivery. This facility typically sends products to the last-mile facility which is closer to the customer.

WAREHOUSE, last mile fulfillment. Smaller Distribution fulfillment facility servicing individual households for online shopping orders and retail stores. Examples are UPS, FedEx, Amazon.

Section III

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to this section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

Section IV

This ordinance shall take effect upon adoption and publication in the manner required by New Jersey general law but, in no event, less than 20 days after its final passage by the Township Council and approval by the Mayor, where such approval is required pursuant to N.J.S.A. 40:69A-181(b).

Adopted: October 17, 2022

Effective: November 7, 2022